

**RID (Rule Interpretation Decision)**  
(Use additional sheets as necessary)

<b>Type of RID</b> Customer RID <input type="checkbox"/> Internal Staff RID <input checked="" type="checkbox"/>	<b>Requested Response Time</b> 24 hours <input type="checkbox"/> 5 working days <input checked="" type="checkbox"/> As time available <input type="checkbox"/>	<b>DSD Assigned RID #</b> <b>012</b>
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**1. Project Name:** Streets depicted on Master Development Plans as required by Appendix "B"

**2. Project Number:** NA  
(Plat #, Zoning Case #, etc.)

**3. Project Street Address:** NA  
(If not available nearest intersection of two public streets)

**4. Applicant Name:** Real Estate Council Development Task Force representing the Engineering and Development Community.

**5. Applicant Address:** 1335 NE Loop 410

**6. Applicant Telephone #** (210) 804-4370

**7. Applicant e-mail Address:** NA

**8. Rule in Question:**

Appendix "B", Table B-1, (F) Planning (9) & (18).

**Applicant is requesting clarification and applicability of the double line representation of streets right of way as stated in these two sections.**

(9) The approximate "**location and widths of all**" proposed public and private streets major thoroughfares, collectors and local "B" streets within the developments boundaries.

(18) The "**schematic location of all**" existing and proposed streets as well as proposed access points.

**9. Applicant's Position:**

Applicant contends double line representation for street right-of-way is applicable to the street categories identified in subsection (9).

The schematic representation subsection (18) refers to a single line representation and should only apply to local "A" streets for areas greater than 100 acres.

Date: NA

Contact: NA

Contact Telephone #: NA

#### 10. Staff Finding:

Upon close examination of subsection (9), the use of the word "**widths**" implies double line representation, whereas the use of the word "**schematic**" in subsection (18) refers to single line representation as defined by Webster's.

Date: 7/1/2004

Contact: Mike Herrera

Contact Telephone #: (210) 207-7038

#### 11. Staff Position:

##### **Appendix B, section 35-B109 Master Development Plan (b) Format**

The plan shall be drawn on sheet(s) no larger than 24" inches wide and 36" inches long with appropriate side margins. The plan shall be drawn at a scale of hundred (100) feet to one (1) inch (1"=100') unless a smaller scale is approved by Development Services. Where more than one sheet is necessary to accommodate the entire site, an index sheet showing the entire area at an appropriate scale shall be attached.

DSD Master Development Plan division concurs with the Findings and recommends the following:

- For Master Development Plans (MDP's) 100 acres or less, the double line representation of all streets shall be required. (See exhibit "A").
- For Master Development Plans (MDP's) greater than 100 acres and more than one sheet is necessary to accommodate the entire site, single line representation of all streets not listed in subsection (9) shall be allowed or the engineer can choose to submit a supplemental for his development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed. (See exhibit "B")

Date: 7/1/2004

Contact: Mike Herrera

Contact Telephone #: (210) 207-7038

#### 12. Departmental Policy or Action:

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director of Development Services)

**Date of policy/action:** 7/2/2004

**Effective Date of policy/action:** 7/2/2004

The Director concurs with staff and directs that in future the submittal policy for MDPs and the representation of streets is as follows.

- For Master Development Plans (MDP's) 100 acres or less, the double line representation of all streets shall be required. (See exhibit "A").
- For Master Development Plans (MDP's) greater than 100 acres and more than one sheet is necessary to accommodate the entire site, single line representation of all streets not listed in subsection (9) shall be allowed or the engineer can choose to submit a supplemental for his development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed. (See exhibit "B")



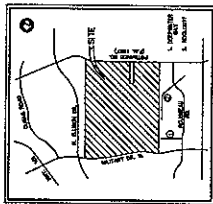
Florencio Peña III, Director  
Development Services Department

# SUPPLEMENTAL

Exhibit "A"

and for

Areas 100 Acres or Less



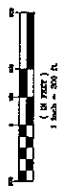
LOCATION MAP



DEVELOPER:  
CONTINENTAL HOMES OF TEXAS, L.P.  
BY CHIEF OF TEXAS, INC.  
14206 NORTH BROOK  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 498-2800



GRAPHIC SCALE



SUPPLEMENTAL PLAN  
for  
SAMPLE SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.  
A TCB INC. Company  
Engineers - Surveyors - Planners  
8500 Fries Inn Blvd., Suite 100 South - San Antonio, Texas 78213 - (210) 734-5351

JOB NO.	447312
FILE	
DATE	09/07/74
REVISION	
DRAWN	N.E.
CHECKED	
SHEET	1 OF 1

MASTER DEVELOPMENT PLAN  
for  
SAMPLE SUBDIVISION

W.F. CASTELLA & ASSOCIATES, INC.  
A TCR INC. Company  
Engineers - Surveyors - Planners  
6800 Post Oak Blvd., Suite 100 South - San Antonio, Texas 78213 - (210) 734-5551

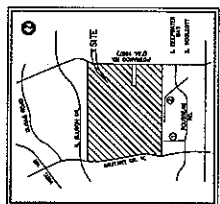
REVISIONS

DATE: 05/18/04  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

EXHIBIT "B"

Areas Greater than 100 Acres

DATE	BY	REVISION
05/18/04	WFC	1. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	2. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	3. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	4. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	5. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	6. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	7. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	8. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	9. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	10. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	11. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	12. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	13. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	14. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	15. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	16. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	17. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	18. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	19. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	20. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	21. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	22. PREPARED FOR CITY OF SAN ANTONIO
05/18/04	WFC	23. PREPARED FOR CITY OF SAN ANTONIO



LOCATION MAP

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY (LOTS/ACRE)
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
TOTAL			

APPROXIMATE AREA SUMMARY

DESIGNER POND	_____
DRAINAGE	_____
SINGLE FAMILY	_____
STREET DEDICATION	_____
GREEN SPACE	_____
TOTAL	_____ ACRES

NOTES  
1. EXISTING TERRAIN ELEVATION IS THE TOTAL WHITE PLANE  
2. PARK AREA REQUIREMENTS: 1.0 ACRE PER 544 LOTS  
3. TREE IN USE OF PARK LOCATION WILL BE PAID



GRAPHIC SCALE  
1 inch = 200 ft.

\* 1732 RESIDENTIAL UNITS  
\* TOTAL ACREAGE 379.3 ACRES  
\* 100,000 S.F. PER ACRE  
\* 100,000 S.F. PER ACRE

NOTES:  
1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS  
2. A ONE FOOT VERTICAL NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS TO BE ADJACENT TO A PUBLIC OR COLLECTOR STREET.  
3. PLANNING AND ZONING DEPARTMENT WILL BE ADVISED AT TIME OF PLATING

DATE PREPARED : 05/18/04

THE MASTER DEVELOPMENT PLAN OF THIS SITE HAS BEEN REVIEWED BY THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DEVELOPER:  
CONTINENTAL HOMES OF TEXAS, LP  
by CHTEX OF TEXAS, INC.  
14208 NORTH BROOK  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 489-2688

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
BY: [Signature] DIRECTOR OF PLANNING

CITY PLAN # \_\_\_\_\_

SHEET 1 OF 1